RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is **260,000.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2017.

Notary Public

My commission expires: 8-20-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WHITE & KNIGHT PROPERTIES, LLC	**NEW OWNER**	**091-16-0-064.00**
2303 21st Ave South		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Regina Gammon, Personal Representative for the Estate of Helen Carletello

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

White & Knight Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot 311 of Block 13, Charlotte Park Company's First Addition, a plan of which is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the northeast corner of Elkins Ave., formerly Second Avenue, and 45th Avenue North, formerly Fourth Street, and running thence eastwardly 40 feet along the northern margin of said Elkins Avenue; thence at right angles northwardly and parallel with 45th Avenue 150 feet to the south margin of an alley; thence westwardly along the southern margin of said alley 40 feet to the east margin of 45th Avenue, 150 feet to the beginning.

Being the same property conveyed to HELEN CARLETTO, by deed from JOHN DAVID PHILLIPS, of record in Book 5868, page 209, dated October 1, 1980, said Register's Office.

Being the same property conveyed to HELEN CARLETTO, by deed from ROBERT GENE PHILLIPS, SR., of record in Book 5868, page 211, dated October 6, 1980, said Register's Office.

Being the same property conveyed to DOMINGO CARLETELLO AND WIFE, HELEN CARLETTO, by deed from HELEN CARLETTO, page 814, of record in Book 10755, page 814, dated December 30, 1997, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170015728 DEEDWARR
Recvd: 02/22/17 13:40 2 pgs
Fees:13.00 Taxes:962.00
20170222-0017882

Being the same property conveyed to HELEN CARLETTO, by deed from HELEN CARLETTO, of record in Instrument No. 20150205-0010775, dated February 3, 2015, said Register's Office. The said Domingo Carletello having since died on or about May 17, 2011. The said Helen Carletto having since died testate on or about July 22, 2016. REGINA GAMMON, PERSONAL REPRESENTATIVE OF HELEN CARLETELLO, Docket No . 2016PR-392 in the Seventh Circuit Court Probate Division for Davidson County, Tennessee has full power to convey property.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4412 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of February, 2017.

Personal Representative of Estate of Helen Carletello

REGINA GAMMON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF HELEN CARLETELLO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Regina Gammon, Personal Representative of the Estate of Helen Carletello, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th day of February, 2017.**

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY